1955

Present at the January 25th meeting were Messrs. Page, O'Neil, Arch and Atkinson and Mrs. Willis. Mr. Page was appointed as acting chairman for the meeting.

Adoption of the minutes of the December 28th meeting as read was moved by Mr. Atkinson and seconded by Mr. O'Neil.

After further discussion of the Irvine-Capki deed of lot on Queen St. North at Ker Street it was moved by Mr. Atkinson and seconded by Mr. O'Neil that approval be not granted for the following reasons:
1. The lot covered by the deed and the area remaining to Mr. Irvine would be less than the minimum area requirements.
2. We have refused similar requests for under-sized lots.
3. The Irvine property has been previously divided by the sale of a portion, on Church St., to Mr. Sherlock. Under Village by-law a lot cannot be divided more than once without a plan of subdivision and, in this instance, a plan of subdivision is not possible as both lots would be undersized.

The Board's decision and reasons therefor were explained to Mr. Capki who was present at the meeting.

Mr. Hugh Lamb presented the Streetsville Construction Co. plan of subdivision for part of East 1/2 Lot 5 Con. 5 W.H.S. on the subway sideroad. The plan covers 24 lots, and Joycelyn Drive is located so as to connect with Joycelyn Drive in the Adamson subdivision. Streetsvile Construction are aware that, as their subdivision is wholly residential, they will be called upon by Council to make a contribution towards industrial, school and public park purposes, etc. Unanimous approval was given to Mr. O'Neil's motion (which Mr. Arch seconded) that the Board give tentative approval to this subdivision plan dated December 31st, 1954.

The secretary reported briefly on interviews with Mr. Bousfield of Metropolitan Toronto Planning Board, with Mr. R. P. Scott of C. C. Meredith & Co. and with Mr. Urwin who is drawing the subdivision plan for Dolphin Development Co. who have purchased the Adamson subdivision.

In connection with the Meredith property it was reaffirmed that the tentative road shown in the residential portion on the Official Plan was not to continue south of the residential area boundary and that this is zoned as R-3.

Regarding Dolphin Development the secretary reported having given Mr. Urwin the lot requirements, etc. for this R-2 area and advising him that the Board would not be kindly disposed to any deviation downwards from the minimum lot frontage and area.

The meeting was adjourned at 10.05 P.M.

W. Atkinson

1955

The first meeting of the Planning Board since the new appointments by Council was held on February 15th and attended by Messrs. O'Neil, Page, Atkinson, Willis, Hope and Dowling(as Acting Reeve) and Mrs. Willis.

Mr. Atkinson (on motion by Mr. Willis, seconded by Mr. O'Neil) was elected, by acclamation, as Chairman for 1955; Mr. O'Neil (on motion by Mr. Page, seconded by Mr. Willis, was elected as Vice-Chairman; and Mrs. Willis was re-elected as secretary for 1955.

Following the Chairman's opening remarks, the minutes of the previous meeting were read and their adoption moved and seconded by Messrs. Page and O'Neil respectively.

After the reading of Mr. Gordon Webster's letter requesting permission to build and operate a service station on the former C. C. Meredith property, Queen Street North, Mr. Webster, who was present, was given an opportunity to outline his plans and show sketches of proposed buildings. Plans call for the erection of, first, a service station and, later, three stores with upstairs apartments, to the north of the service station, and the possible rental of three existing buildings at the back to a laminated roofing paper company.

The Chairman pointed out that this is a residential zone, which prohibits stores, and mention was made of the 100-foot frontage requirement for service stations in our Zoning By-law. The question of the fire hazards of roofing manufafture in close proximity to a service station also was raised. Mr. Webster left a set of drawings and the Board promised to look into the whole matter and to get in touch with the applicant as soon as possible.

Messrs. Audy and Urwin, representing Dolphin Development Co. Ltd., next presented subdivision plans for part of East 1/2 Lot 5, Con. 5 W.H.S., and providing for 103 lots. Some points in the ensuing discussion were:

(a) the need to make Linden Road a dead-end street, with no access to the proposed industrial road -- which was agreed to by the subdividers;

(b) the need of a foot-path for use of children to Vista School -- Mr. Audy stated that such a path (15 feet wide) was provided in the plan for the residential area of the Meredith property immediately to the south;

(c) the required dedication of 30-foot strip towards industrial road along the west boundary of Dolphin subdivision -- the plan submitted providing for this 30-foot dedication for only about one-third of the length of the subdivision.

Messrs. Audy and Urwin claimed that to give 30 feet for the whole distance would work a hardship on them and they offered alternative solutions, viz., (1) that for part of the distance they give 66 feet, with 66 feet along the remainder of the boundary to be secured from the Turney property if and when annexed to the Village, or, (2) that Dolphin pay an agreed sum for approximately two-thirds of an acre which could be used later by the Village to purchase the required road allowance from the Turney property. Mr. Audy agreed to confirm this latter suggestion in writing.

The Board approved Mr. Page's motion (seconded by Mr. Willis) that the plan be left with the Board for consideration and the earliest possible decision.

Mr. Audy asked for the Board's recommendation on the extending of Joymar Drive to Tannery Street. A decision was promised for the next meeting.

Mr. Monsberger enquired about progress of his subdivision plans and mentioned that Mulbrae Road in Dolphin subdivision would, in his opinion, require some lowering of the gradient.

Letters from the Council were read concerning building permits and the extension of William Street to Crombie Street. It was decided to write Council suggesting that possibly the best location of this road would be a continuation of Crombie Street along the railway tracks to the limits of the M1 zone in this area and thence northerly to meet William Street.

Mr. Page moved, and Mr. O'Neil seconded the motion, that our membership in the C.P.A.C. be renewed for one year at a cost of $21.00.

Mr. W. F. Millman's letter was read regarding the possible purchase of Village property at the corner of Church and Ontario Streets as a parking lot for his transports and, perhaps, later, for a truck servicing depot.

Mrs. Willis' motion, seconded by Mr. Page, was passed unanimously, that we recommend to Council that they do not sell this property to Mr. Millman for the purposes outlined because this is a residential zone; because, also, the streets here are narrow and there would be considerable noise.

It was decided, as a matter of courtesy by the Board, to write the Ministerial Association mentioning the rapid expansion of Streetsville, should they wish to make provision for future church building.

Re Reliance Petroleum application, County Council have no objection if Streetsville Council approve it. This matter is to be referred to Council.

Re Hill Subdivision of four lots on Joseph Street, Mr. Page moved (with Mr. Willis seconding the motion) that this Board approve the plan of subdivision of part of Lot 5 Con. 4 submitted by Mrs. Norman Hill, bearing date Jan. 15th, 1955.

Considerable time was given to discussing the possible extension of Joymar Drive to Tannery Street but at present the Board does not feel in a position to recommend this.

Meeting adjourned at 12.05 A.M.

M. Atkinson

1955

Attending tthe February 22nd meeting of the Board were Messrs. Atkinson, O'Neil, Page, Willis and Dowling and Mrs. Willis.

Adoption of the minutes of the previous meeting, as read, was moved by Mr. Page and seconded by Mr. Willis.

Mr. Weir, representing Mr. Gordon Webster, submitted new sketches of service station on the corner of Mr. Webster's property, the station land area being 74.6' on Queen Street by 130 feet deep along Elgin Street.; the remaining "L"-shaped portion intended for a commercial use to be decided upon later. Mr. Webster wishes the entire property re-zoned as 'commercial'.

Mr. Maybee, Jr. came to the meeting to explain that, as his father's business had to have new quarters by March 1st, they could not wait for a decision regarding their proposed rental of the three buildings at the Church and Elgin corner of Mr. Webster's property. Mr. Atkinson expressed the Board's regret that they had not been told at the February 15th meeting of the urgency of the matter and thanked Mr. Maybee for coming to the meeting to explain the situation.

After further consideration of the Dolphin Development subdivision plans the Board told Mr. Urwin that tentative approval would be given, subject to the Village Engineer's recommendations on levels and drainage, if a revised plan were submitted incorporating the following changes:

(a) a 30-foot road allowance along the entire western boundary,
(b) Linden Drive to be a dead-end street,
(c) provision for 75-foot set-back of all buildings from Mullet Creek,
(d) a public playground (equivalent to 5% of total area of the subdivision), in the green belt area.

For Dolphin Development Mr. Urwin next presented the plan of subdivision for the Meredith residential property. This consists of 23 lots, none having less than 75-foot frontage and provides for a 15-foot footpath which, at the Board's suggestion, Mr. Urwin agreed to re-locate -- between the two subdivisions. The Board asked that Joymar Drive extend to the southern boundary of the plan, but with no idea of its further extension to Tannery Street. Dolphin Development will give us a letter undertaking to add the 5% of land grant from this subdivision to the playground in the larger subdivision.

It was decided to return the Reed Construction application for permit to build four stores on part of Lot 4 (75 ft. by 82 ft.), Thomas Street, to Council, asking them (a) to delay action to allow investigation into the matter of access to the planned public car park at the back of Queen Street stores in this block and (b) whether the Village owns any land on Thomas Street, at the back of the Bank of Nova Scotia and, if not, whether they would be prepared to buy land to provide access. Specifications in the blueprints accompanying the Reed Construction application do not conform to Zoning By-law requirements.

The Board decided to ask Mr. Gordon Webster to attend the next meeting, also Mr. Bousfield of Metropolitan Toronto Planning Board and Mr. Ward Allen.

M. Atkinson

1955

Present at the March 1st meeting of the Board were Messrs. Atkinson, Page, Willis, Hope, O'Neil and Dowling.

Dolphin Development Co. having submitted subdivision plans revised to the Board's requirements, and the requested letter regarding provision of playground area, it was moved by Mr. Page and seconded by Mr. Willis "that this Board give tentative approval to proposed subdivision plan of the east half of Lot 5 Con. V W.H.S. in the Village of Streetsville, dated 19th January, 1955, submitted on behalf of Dolphin Construction Co. subject to Engineer's report on drainage and grades and also subject to providing adequate playground facilities with suitable access from Mulbrae Road.

Moved by Mr. O'Neil and seconded by Mr. Hope "that plan (DRG No P55-1) dated Feb. 24/55, 9.8 acres, presented by Dolphin Construction Co. be approved provided provision is made for adequate drainage and adequate playground space provided.

Mr. Ward Allen, Village Solicitor, was present to give legal opinion and advice in further discussions regarding the Webster property. Mr. Webster also attended. A summary of the secretary's meeting in this connection with Mr. Bousfield of Metro Planning Board was read. The following motion by Mr. Willis, seconded by Mr. O'Neil, was passed: "That it be recommended to Council and to the Minister of Planning and Development that the Official Plan of the Village be amended by changing from R-3 to C-1 the zoning designation of the lands bounded on the south by Ker Street, on the west by Queen Street, on the east by Church Street and on the north by the northerly limit of the lands conveyed by C. C. Meredith Limited to Gordon Webster."

Application of Wm. Couse & Sons Ltd. to erect a sign at the corner of Queen and Princess Sts. was held over for the next meeting.

M. Atkinson

The Planning Board met on March 8th, 1955 with Messrs. Atkinson, O'Neil and Hope and Mrs. Willis present.

After the reading of the reading of the minutes of the two previous meetings their adoption was moved by Mr. Hope and seconded by Mr. O'Neil.

Mr. W. G. Tolton came to the meeting to discuss a site for his new printing plant and promised to be in touch with the Board again after making further enquiries.

It was decided to recommend to Council that, as the Zoning By-law prohibits the erection of signs pverhanging the street, all such present signs should have to be removed at the end of, say, five years.

Regarding the Wm. Couse & Sons application to erect a sign at the corner of Queen and Princess Streets it was decided to recommend to Council that the application should not be approved as the Zoning By-law prohibits such signson public property.

The meeting was adjourned at 10.00 P.M.

W. M. Atkinson

1955

Present at the March 29th meeting of the Planning Board were Messrs. Hope, O'Neil, Willis, Atkinson and Mrs. Willis.

The minutes of the two previous meetings were read and adopted.

The secretary read letter received from Mr. Tyrrell of the Department of Planning and Development about the Hill subdivision and reported heresubsequent telephone conversation with Mr. Tyrrell regarding the correct procedure for handling subdivision plans and questionnaires. It was decided to explain our problems in this connection to Mr. Tyrrell and ask him to write a letter giving full information for the guidance of Council and Planning Board.

The secretary mentioned Mr. Rhodes' concern thatthe Zoning By-law should be in force before any steps were taken to ask for amendments to the Plan. To apply for any amendment first would involve re-drawing of maps, etc. and added expense. It was decided, therefore, that a letter should be written to Council urging attention to the Zoning By-law and that Mr. Atkinson, Mr. Rhodes and Mrs. Willis should attend the Council meeting of April 4th.

Re letter forwarded by Mr. McGillivary from the Bell Telephone Co. asking what by-laws or other restrictions affect Lot 10, Plan #1, on the north side of Pearl Street, the secretary was instructed to reply that there are no restrictions in the Zoning By-law which would interfere with their plan to erect a building on this lot.

A letter was read advising that Council approve the two recommended changes in zoning (re Caves and Webster).

The secretary was asked to advise Messrs. Graydon & Cook, solicitors for Mr. and Mrs. Emil Christl, that their proposal to erect an apartment house on Lot 17 and part of Lot 16, Arch Road, could not be sanctioned because, as the applicants were advised on Nov. 25, 1954, in connection with a previous application, this is an R-2 Zone which prohibits multiple-family dwellings.

Meeting adjourned at 9.30 P.M.

M. Atkinson

The April 26, 1955, meeting of Planning Board was attended by Messrs. Atkinson, Willis, Arch and Mrs. Willis.

Adoption, as read, of the minutesof the previous meeting was moved by Mr. Arch, seconded by Mr. Willis.

After the reading of copy of the Department of Planning & Development letter of April 15th to Mrs. Norman Hill re her subdivision, it was decided to ask the Department for a copy of Mrs. Hill's letter of April 6th.

The secretary was instructed to reply to Messrs. Graydon & Cook that the Planning Board does not wish to make any change in the Zoning By-law to permit the erection of an apartment building on Arch Road.

It was decided to reply to Mr. J. S. Locke's letter re semi-detached houses in the Stephanie Subdivision, that the Board has no objection provided that only one semi-detached house is built on each lot and that all other requirements of the Zoning By-law are met. It is understood that each house must be a single-family dwelling.

Re the Department of Planning & Development enquiry about progress on Reid subdivision, the secretary was asked to notify the Department that no agreement hasyet been reached between the Council and the subdivider and that the subdivision is subject to a sewer area being created for service in that subdivision.

It was agreed to write Toronto Township Planning Board re suggested zoning amendment on the Ellis property to permit a brick works, that Streetsville Planning Board is emphatically opposed to any such amendment, this site being directly opposite a greater part of our better residential area.

Dr. John McClintock submitted sketchesof proposed apartment house extension on his lot on Queen South. He was told that there could not be two separate buildings on one lot and that any extension would have to be attached to the present building, and that all other requirements of Zoning By-law would have to be complied with.

The revised Meredith subdivision plan (the only change being provision of a 10-foot drainage easement at rear of Lots 16 to 23) was accepted.

Mr. Geo. Baylay's letter and sketch of subdivision plan of his 8.5 acres was discussed. Mr. Baylay will be asked to re-draw his plan to meet R-2 area lot requirements and is to be invited to attend a future Board meeting.

It was moved by Mr. Willis and seconded by Mr. Arch that the necessary preparation for an Official Plan amendment application be proceeded with as quickly as possible.

M. Atkinson

1955

The Planning Board met on May 10th with the following members present: Messrs. Atkinson, Willis and O'Neil and Mrs. Willis.

The minutes of the previous meeting were read and their adoption moved by Mr. Willis and seconded by Mr. O'Neil.

Mr. Geo. Baylay was present to discuss proposed subdivision plan of his 8.5 acres. It was decided (1) to ask the County Roads Department about the 10-foot road allowance required for widening (one house on Mr. Baylay's property being approximately one foot from the existing road boundary) and (2) to ascertain from the Department of Planning & Development the procedure to be followed for a subdivision such as Mr. Baylay's where development is not contemplated for some considerable time.

On Dr. G. A. Montemurro's application to erect a building tocontain two stores on his lot at the corner of Maiden Lane & Queen Street it was decided to approve the application subject to assurance of a 15-foot driveway between the proposed building and existing garage building. It was so moved by Mr. Willis and seconded by Mr. O'Neil. Dr. Montemurro agreed that there would be no door on the Maiden Lane side of the building. The Board was explicit that there must be no loading or unloading from the street and also pointed out that the parking area to the rear should be properly surfaced to prevent dust and that any lighting should be so directed as not to interfer with nearby residences.

Meeting was adjourned at 11.00 P.M.

M. Atkinson

The May 24, 1955 meeting of the Planning Board was attended by Messrs. Atkinson, Willis and Arch and Mrs. Willis.

The secretary was instructed to write to Mr. Geo. Baylay outlining the procedure to be followed in regard to his subdivision plan.

Metropolitan Toronto Planning Board having suggested that they would like to undertake a re-study of the Streetsville Official Plan and survey of surrounding area, it was moved by Mr. Willis and seconded by Mr. Arch that this Board extend to the Metropolitan Planning Board an invitation to carry out survey of the surrounding area with suggestions to the Village of Streetsville on advantageous use, with the understanding that we are not bound by any such recommendations or suggestions.

It was moved by Mr. Arch and seconded by Mr. Willis that the secretary-treasurer's salary be $200.00 for the year 1955.

After a thorough discussion and compilation of points to be advanced in opposition to the establishment of a brick works on the Ellis farm, in a letter to Toronto Township Planning Board, the meeting was adjourned at 10.00 P.M.

M. Atkinson

1955 1955

Present at the June 7th meeting of the Planning Board were Messrs. Atkinson, Willis, Hope and Mrs. Mrs. Willis.

Mr. J. R. Bousfield of Metropolitan Toronto Planning Board attended to explain the Metro Board's recommendations regarding our proposed industrial road and the adjoining (Dolphin) subdivisions. He also submitted a map showing the suggested changes. After much discussion, a motion by Mr. Willis, seconded by Mr. Hope, was passed, as follows: "That, in view of representations made by, and after discussions with, the representative of Metropolitan Toronto Planning Board, it is recommended that, in the plans of the Dolphin/Meredith subdivisions, the through road be withdrawn and that the Vista "Industrial Road' be joined to Joycelyn Drive at the boundary of the Meredith subdivision; that a 15-foot footpath from Joycelyn Drive to the west boundary be provided and that the extension of Joymar Drive to the southern boundary of the Meredith subdivision be cancelled".

Mr. Bousfield agreed to submit a revised map and recommendations. Streetsville Planning Board will write to Council explaining the changes and the reasons for same, and the Chairman and Secretary will attend the next Council meeting to provide a more detailed explanation, if required.

Adoption of the minutes of the May 24th meeting was moved by Mr. Willis and seconded by Mr. Hope.

A copy of letter from Metro Planning Board regarding general subdivision procedure is to be sent to Council for their information.

The meeting was adjourned at 11.30 P.M.

M. Atkinson

1955

The Planning Board met on June 21st with Messrs. Atkinson, Willis, O'Neil and Mrs. Willis present.

Adoption of the minutes of the previous meeting was moved by Mr. Willis and seconded by Mr. O'Neil.

It was decided to reply to Mr. Geo. Baylay'sletter as follows: (1.) that the Roads Dept. doesnot wish the 10 ft. strip at present but asks that it be reserved; (2) that the Planning Board thinks it undesirable to have the lots along Britannia sideroad backing on Britannia and suggests a re-arrangement (marked on draft plan) which will provide a service road along the lots which will then face towards Britannia, thereby avoiding direct access from the lots to the sideroad; and that access to the south-west corner lot with existing house should be from the street fronting it rather than Britannia sideroad; (3) that to compensate for the probable future loss of 10 feet on this last-mentioned lot, the lots to the north of it could be reduced 3 or 4 feet,as required; and (4) that the corner lot and house cannot be sold by metes and bounds.

The revised map prepared by Metro Planning Board, having been approved by Council, was given approval by the Planning Board also.

It was decided to forward to the Village solicitor the Department of Planning & Development letter of June 16th re the Honsberger subdivision and the matter of cash settlement in lieu of 5% of the land for public purposes.

It was agreed to hold a Committee meeting on June 23rd to study Council's comments on the Zoning By-law and to ask for a joint meeting subsequently with Council.

M. Atkinson

1955

The Planning Board met on July 6th, with the following in attendance: Messrs. Arch, O'Neil, Atkinson, Mr. Willis and Mrs. Willis.

After some discussion of the zoning of the land which the Village of Streetsville seek to annex, the following motion by Mr. O'Neil, seconded by Mrs. Willis, was passed unanimously:

"That, in respect of the land area for which the Village of Streetsville has applied for annexation, this Board recommends that the area to the north of the Village, bounded on the west by a line approximately 400 feet west of the main line of the C.P.R. and on the east by a line approximately 500 feet east of the Owen Sound Branch Line of the C.P.R. and to the north by the limit of the annexation, be designated as industrial and that the west half of Lot 3 Con. V W.H.S. be designated as industrial and that all other area covered by application for annexation be designated as residential. And that this recommendation be forwarded to Council for consideration."

Meeting was adjourned at 9.45 P.M.

1955

Present at the Board's July 12th meeting were Messrs. Atkinson, Hope and Willis and Mrs. Willis.

Minutes of the previous meeting were adopted as read on Mr. Willis's motion, seconded by Mrs. Willis.

Mr. Gallagher of Streetsville Construction Company asked whether the Board would agree to their reducing Lots 1 - 8 on their subdivision plan to a depth of 125 ft. and 126 ft. (Lot 8 is 58' wide, Lots 1 to 7, 60 ft.) They propose to reserve the back 125 ft. on each of these lots and the 30' road allowance no longer required by the Village, with the idea of being able to buy later additional land from the Turney farm to permit widening of the road and thereby providing another row of lots facing on this road. This suggestion was agreed to in a motion by Mr. Willis, seconded by Mr. Hope, "that permission be granted to Streetsville Construction to divide lots 1 - 8 on Joycelyn (Theodore) Drive in approximately half by a line 155 feet from the western boundary of their sub-division".

Letter from the Department of Planning & Development re subdivision procedure was read and the secretary asked to forward it to Council.

It was decided to recommend to Council that a clause be inserted in the zoning by-law controlling the establishment and operation of all extractive industries and, further, that the wording of such a clause be secured from Mr. Deacon.

Discussion of Council's letter of July 7th regarding public parking area led to the following recommendations:

(1) That Council engage a survey (or authorize the Planning Board to do so) to go over the area with the merchants whose land is concerned and lay out the parking area, with entrances and exits;

(2) That the commercial area to be assessed for this parking lot should be the west side of Queen Street from Tannery Street to Barry Street and the east side of Queen Street from Maiden Lane to (and including) the first lot south of Pine Street.

M. Atkinson

The Planning Board met on July 26, 1955, with the following members present: Messrs. Atkinson, Hope, Willis, Arch and O'Neil present.

Adoption of the minutes of the July 12th meeting as read was moved by Mr. Hope and seconded by Mr. O'Neil.

Correspondence was read, as follows:

1. Letter of July 12th from Mr. Geo. Baylay re his subdivision plan, with revised plan attached incorporating changes suggested by the Board.

2. Letter of July 25th from Mr. Ward Allen re Honsberger subdivision.

3. Letter of July 19th from Council authorizing the Board to engage a surveyor to lay out a plan of public car park.

4. Letter of July 21st from Department of Planning and Development re proposed Amendment No. 24 to the Official Plan of Toronto Township. (It was moved by Mr. Arch and seconded by Mr. Willis 'that this Board approve amendment No. 24 on condition that all agreements and by-laws pertaining to and being a part of amendment No. 17 be included and become subject to all the conditions as agreed upon before the hearing of the Municipal Board on July 15, 1955, and that a copy of these agreements and by-law be forwarded to this Board'.)

5. Letter of July 19th from Council re provision of rural zones in land proposed to be annexed. (It was decided to settle this question at a joint meeting of Council and Planning Board.)

Subdivision plans of G. Shipp & Sons Ltd. for the former Baylay and Pridham properties were studied and the following revisions requested:

(a) that the industrial road be 66 ft. wide instead of 50';
(b) that this service road open onto Alpha Mills Road;
(c) that Lots 194, 195 and 196 be made larger.

This plan consists of approximately 54 acres of residential lots (270), 4½ acres of commercial, 23 acres of industrial, 7 acres of park and 4½ acres of school site.

The Board will ask Shipp and Sons and Mr. Baylay to co-operate in having the roads in their two plans join up if at all possible.

Meeting was adjourned at 9.30 P.M.

M. Atkinson

Messrs. O'Neil, Gurnell, Atkinson and Mrs. Willis attended the August 30, 1955, Planning Board meeting.

Adoption, as read, of the minutes of the July 26th meeting was moved by Mr. O'Neil and seconded by Mrs. Willis.

Mr. Geo. Baylay attended in connection with his subdivision plan, as did also Messrs. Pope and Smith of G. Shipp & Sons Ltd. Revisions acceptable to all concerned were agreed upon; Shipp & Sons will prepare the altered plan and forward it to Mr. Baylay for submission to the Planning Board.

The Chairman welcomed Mr. H. J. Gurnell to the Board, he having been appointed to the vacancy created by the resignation of Mr. J. J. Page.

Regarding the plans submitted by Vista Development Co. for Blocks A, C, D and F of their subdivision it was decided to approve Blocks C and D but to withold for an indefinite time any decision on the development of Blocks A and F.

The meeting was adjourned at 9.50 P.M.

W. Atkinson

The Planning Board met on September 13th, 1955, with the following present: Messrs. Arch, Willis, Atkinson and Hope and Mrs. Willis.

After the reading of the minutes of the previous meeting Mr. Arch moved their adoption and Mrs. Willis seconded the motion.

Mr. Lock was at the meeting to explain the reasons for Vista's application to develop Blocks A, C, D and F on their subdivision plan. (Blocks D and F were approved at the previous meeting.) It was decided to approve the plan for Block C (comprising 6 lots) on the north-east corner of Thomas Street and the Fifth Line. Mr. Lock was told, however, that no decision could be made regarding Block A (next the school site and comprising 20 lots) until after the October 21st Municipal Board hearing on Streetsville's application for annexation of lands from Toronto Township as the Municipal Board's ruling would have a large bearing on what development of Block A would be most feasible and desirable.

A letter was read from Mr. M. V. Jones of Metro Planning Board advising of Mr. E. R. Cumming's appointment as successor to Mr. John Bousfield.

Meeting was adjourned at 10.00 P.M.

M. Atkinson

1955

All members were present for the September 27th meeting of the Planning Board.

Adoption of the minutes of the previous meeting was moved by Mr. Willis and seconded by Mr. Arch.

Mr. Honsberger presented his plan for subdividing the former McKague property between Joseph St., River Road and the Credit River. The plan has 18 lots, Lots 1 to 12 being 73' 8" x 105' and Lots 13 to 18 being 73'8" wide by a depth varying from 260' to 140'. Lots 1 to 6 can be serviced by the existing sewer on Joseph Street. For Lots 7 to 18 a pumping station will be necessary. Mr. Norman Hill is willing to deed land to Mr. Honsberger for a turning area at the end of the continuation of River Road.

The Board suggested that Mr. Honsberger might persuade Mr. Hill to submit a sketch plan for subdividing his entire property to that the two plans would be integrated should Mr. Hill ever decided to subdivide. Mr. Honsberger also undertook to have wooden stakes put in place to mark lot boundaries, road, etc. to facilitate the rendering of a report by the Village Engineer which the Planning Board will try to have on hand for its next meeting.

Mr. Honsberger also raised the question of re-zoning Lots 34 (64' 6" x 115' 6") and 35 (72' 5" x 115' 6") on William Street from R3 to M1. The Board looked favourably on this proposal but reserved its decision.

Mr. Homer Dunn (representing property owners from his lot south along the west side of Queen Street) asked that Victoria Street be continued to the Station Road with a view to the owners being able to divide their present lots and also to provide an alternative north-south route to Queen Street. The Planning Board asked Mr. Dunn to prepare a sketch of the lands concerned, showing measurements, etc. so that it can be determined whether the suggestion is practical.

Dr. Christie asked to be allowed to remodel the cottage on the third lot north from Queen and Britannia, which he has purchased, for use as an animal hospital. Letters from Mr. J. E. McClintock and from Mrs. McClintock and Mrs. Harry Arch were read opposing this suggestion. Mrs. McClintock, Mrs. Lamb and Mr. Harry Arch also were at the meeting. (Dr. Christie operates his dog kennels on a license from Toronto Township granted previous to annexation of the property by Streetsville.)

After much discussion it was decided that use of the cottage as a hospital was not desirable; that Dr. Christie would discontinue his boading kennels at once, also swine and skunk surgery, but would otherwise carry on as at present until able to build a suitable hopsital near the tracks at the back of the lot, which will be done within an agreed time limit. Dr. Christie is to write the Planning Board outlining his proposal, upon which the Board and Council will decide as to the time limit to be imposed.

Mr. Cook, representing Dr. Montemurro, explained why the correct procedures had not been followed by his client in purchasing property from Mr. C. C. Meredith. Mr. Cook also asked that Dr. Montemurro be granted a building permit for a house construction of which had already been started. It was decided to allow this one division only of the Meredith property without the submission of a subdivision plan for the reason that, being outside the serviced area it would be difficult to draw up a plan which would meet possibly greatly altered conditions which might obtain when it was decided to implement the plan. Granting of a building permit was also approved.

Mr. H. E. Jones asked for approval of deed of property 58' x 118.10" approximate on Queen Street above Kerr Street from Mr. Irvine to himself. It was explained to Mr. Jones that approval could not be given as the area of this parcel is less than the required minimum and also would leave Mr. Irvine less than the minimum.

Meeting was adjourned at 11.45 P.M.

M Adamson

1955

Present at the October 18th meeting of the Planning Board were Messrs. Atkinson, Arch, O'Neil and Gurnell and Mrs. Willis.

The minutes of the previous meeting were adopted as read, on motion by Mr. Arch, seconded by Mr. Gurnell.

After some further discussion, the Board were unanimously agreed that an amendment should be sought to change the lots facing on William Street, from Henry Street to Britannia sideroad, from R3 to M1.

Approval of the deed of approximately 7.473 acres by S.E. and F. Gawne to M. Wooding was held until the Boardcould assure itself that there was no need for a subdivision plan on a parcel of less than ten acres.

As suggested by the Department of Planning and Development re Streetsville Construction subdivision plan, a line was drawn 155 feet from the west boundary, dividing Lots 1 to 8 approximately in half in accord with the Board's decision at its July 12, 1955, meeting.

It was decided to suggest to Council that, as several applications to erect signs had been refused, any probably unauthorized signs since erected should be removed. If these signs are essential for the delivery of subdivision contractors' supplies, then a time limitof say three months should be set for their removal.

The meeting closed at 9.00 P.M.

M. Atkinson

The Planning Board's November 8, 1955, meeting was attended by Messrs. Atkinson, Hope and Willis and Mrs. Willis.

The minutes of the October 18th meeting were approved as written.

Mr. Honsberger attended and submitted report on his subdivision on the Credit River by Proctor, Redfern and Laughlin, engineers.

Acting on the Planning Board's suggestion Mr. Honsberger had also been in touch with Mr. Hill, who is definite in not wishing to submit any subdivision plan for his property. The turning area at the north end of River Road will therefore be entirely within Mr. Honsberger's subdivision, and the Board were agreed that by paving the entire 66-foot road allowance for, say, a distance of 66 feet at the end of River Road, a satisfactory turning area would be obtained. It was decided, therefore, to recommend to Council that Mr. Honsberger's subdivision plan be tentatively approved subject to the engineers' provisions and requirements being carried out to the Village Engineer's satisfaction.

The secretary was asked to reply to letter of November 8 from Mr. Geo. Bonham and Mrs. Clarice Hume regarding drainage of surface water from proposed parking lot onto their properties, explaining the situation and promising to have it cleared up as soon as possible.

Mr. Metcalfe, representing Messrs. Kapke and Brandsna, stated that his clients wished to buy parts of lots (40 feet frontage each) from Mr. Irvine and from Mr. Sherlock. It was explained that this would not be possible under either the presently applicable R-3 requirements or under the Commercial regulations if re-zoning were permitted.

After discussion of the Zoning By-law C-1 area requirements it was decided to write Council suggesting that this clause be very carefully reviewed before the by-law's third reading.

M. Atkinson

Present at the Planning Board meeting of November 29, 1955, were Messrs. Atkinson, Gurnell,and O'Neil and Mrs. Willis.

Adoption of the minutes of the November 8th meeting was moved by Mr. O'Neil and seconded by Mr. Gurnell.

A letter dated November 25th, from Mrs. L. Sparling regarding proposed drive and parking lot on former Clements' property recently purchased by Mr. Lee, was read and the secretary instructed to reply that this is an R-3 area which permits funeral homes and that the Zoning By-law requires funeral homes to provide off-street parking.

Approval was given for consent to registration received from Messrs. Graydon & Cook covering sale of property by C. C. Meredith to G. A. Montemurro.

After much discussion of Mr. Hunter's application to enlarge his garage on William Street, which is a residential zone, it was decided to recommend to Council that, as such enlargement of a non-conforming use would be contravention of the Zoning By-law, the application would not be granted.

Meeting adjourned at 9.30 P.M.

M. Atkinson